

PROPOSED RESOLUTION NO. 2023-R-32

RESOLUTION NO. 3836

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING A MODIFICATION TO THE NON-VEHICULAR ACCESS LINE ALONG UNIVERSITY DRIVE AND PEMBROKE ROAD ON THE 'PEMBROKE PINES HEALTH PARK' PLAT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A-1" AND EXHIBIT "A-2", ATTACHED HERE TO AND INCORPORATED HEREIN; DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Calvin, Giordano & Associates, LLC, on behalf of the City of Pembroke Pines, has requested a modification to the non-vehicular access line along University Drive and Pembroke Road of the 'Pembroke Pines Health Park' Plat, as more particularly described in **Exhibit "A-1"** and **Exhibit "A-2"**, attached hereto, and incorporated herein, to allow for the closing of the southernmost 80' wide Access Opening (prohibiting Left Turns Out) on University Drive centered at approximately 1,320' North of the centerline of Pembroke Road and the easternmost 50' wide Access Opening (restricted to Right Turns Only) on Pembroke Road centered at approximately 1,260' West of the centerline of University Drive; and

WHEREAS, the City's professional staff has reviewed the request to modify the non-vehicular access line along University Drive and Pembroke Road at the subject locations and recommends approval thereof; and

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WHEREAS, the City Commission finds that approving a modification to the non-vehicular access line along University Drive and Pembroke Road is in the best interests of the health, safety, and welfare of the citizens and residents of the City of Pembroke Pines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA THAT:

Section 1. The foregoing "WHEREAS" clauses are true and correct and hereby ratified and confirmed by the City Commission. All exhibits referenced herein and attached hereto are hereby incorporated herein.

Section 2. The City Commission of the City of Pembroke Pines, Florida, hereby approves the modification to the non-vehicular access line along University Drive and Pembroke Road on the 'Pembroke Pines Health Park' Plat, as more particularly described in **Exhibit "A-1"** and **Exhibit "A-2"**, attached hereto, and incorporated herein, to allow for the closing of the southernmost 80' wide Access Opening (prohibiting Left Turns Out) centered at approximately 1,320' North of the centerline of Pembroke Road and the easternmost 50' wide Access Opening (restricted to Right Turns Only) centered at approximately 1,260' West of the centerline of University Drive.

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Section 3. The City Commission of the City of Pembroke Pines, Florida, hereby directs the appropriate members of the City administration to send a letter of No Objection to Broward County and to take any and all other action necessary to effectuate the intent of this resolution.

Section 4. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 5. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 6. This Resolution shall become effective immediately upon its passage and adoption.

PROPOSED RESOLUTION NO. 2023-R-32

RESOLUTION NO. 3836

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF
PEMBROKE PINES, FLORIDA, THIS 16TH DAY OF AUGUST, 2023.

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

 8/21/23
MARLENE GRAHAM, CITY CLERK

By: 
VICE MAYOR IRIS A. SIPLE

ORTIS ABSENT

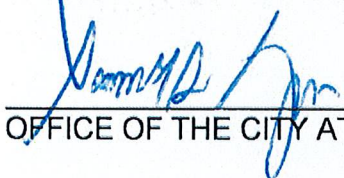
SIPLE AYE

SCHWARTZ AYE

CASTILLO AYE

GOOD AYE

APPROVED AS TO FORM:

 8/17/23
OFFICE OF THE CITY ATTORNEY

Pembroke Pines Health Park

PROPOSED NON-VEHICULAR ACCESS LINE UNIVERSITY DRIVE –

EXHIBITS A-1 – Legal Description

B - Old NVAL

C - New NVAL

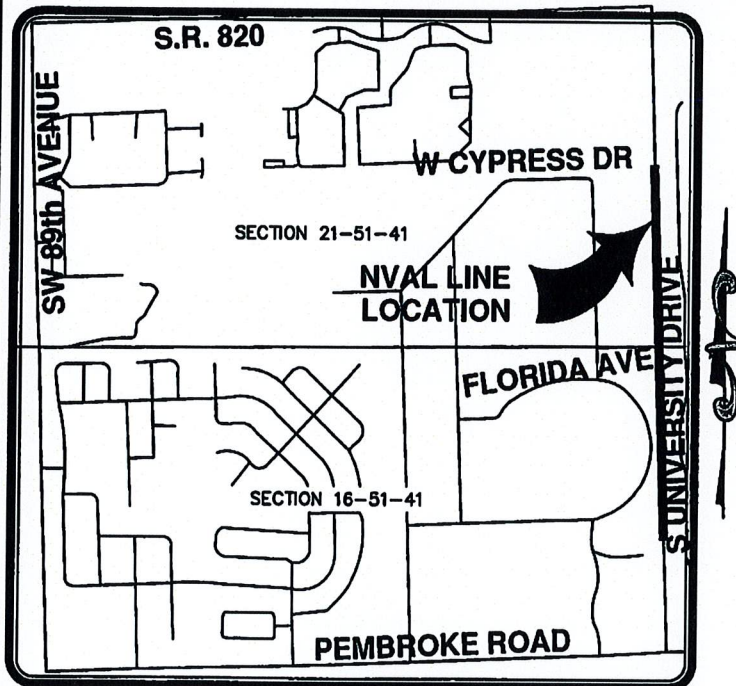
EXHIBIT "A-1"
LEGAL DESCRIPTION
PROPOSED NON-VEHICULAR ACCESS LINE

DESCRIPTION :

PORTIONS OF THE EAST BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTIONS OF THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST BOUNDARY OF PARCEL A, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 476.49 FEET TO THE POINT OF TERMINATION "A"; (2) THENCE COMMENCE AT SAID POINT OF TERMINATION "A" SOUTH 02°04'46" EAST 50.00 FEET TO THE POINT OF BEGINNING #2; (3) SOUTH 02°04'46" EAST 710.82 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) NORTH 87°46'34" EAST 36.43 FEET; (2) SOUTH 02°10'17" EAST 84.61 FEET; (3) SOUTH 02°02'00" EAST 107.73 FEET; (4) SOUTH 87°46'55" WEST 36.48 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 8.73 FEET TO THE POINT OF TERMINATION "B"; THENCE COMMENCE AT SAID POINT OF TERMINATION "B"; (2) CONTINUE SOUTH 02°04'46" EAST 80.00 FEET TO THE POINT OF BEGINNING #3; (3) CONTINUE SOUTH 02°04'46" EAST 8.73 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) NORTH 87°46'55" EAST 36.39 FEET; (2) SOUTH 02°02'00" EAST 223.91 FEET; (3) SOUTH 87°46'55" WEST 36.21 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT TWO (2) COURSES: (1) SOUTH 02°04'46" EAST 363.31 FEET; (2) SOUTH 01°20'01" EAST 1235.11 FEET TO THE POINT OF TERMINATION "C".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING
P.O.T. - POINT OF TERMINATION
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
O.R.B. - OFFICIAL RECORDS BOOK
FPL - FLORIDA POWER & LIGHT COMPANY
R/W - RIGHT OF WAY
NVAL - NON-VEHICULAR ACCESS LINE
W&S - WATER & SEWER
C.E. - CANAL EASEMENT
C.M.E. - CANAL MAINTENANCE EASEMENT
T.C.E. - TRAFFIC CONTROL EASEMENT
CL - CENTERLINE

SURVEY NOTES:
BEARINGS SHOWN HEREON ARE BASED ON
PLAT BEARING OF S02°04'46"E ALONG THE
EASTERLY BOUNDARY OF PARCEL A AS
SHOWN ON "PEMBROKE PINES HEALTH PARK"
(P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2-4 OF 4 FOR SKETCH

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

CERTIFIED TO:

CITY OF PEMBROKE PINES
MARTIN LUTHER KING, JR.
CERTIFICATE
 No. 5857

MILLER LEGG
South Florida Office: 574 N. Andrews Way
Ft. Lauderdale, Florida 33309-2384
954-436-7000 • Fax: 954-436-6666
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS
STANDARDS OF PRACTICE AS SET FORTH BY THE
FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES OF PROFESSIONAL
SURVEYORS AND MAPPERS IN CHAPTER 5J-17,
FLORIDA ADMINISTRATIVE CODE PURSUANT TO
SECTION 472.027, FLORIDA STATUTES.
DATED THIS 11th DAY OF APRIL 2023 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
No. 5857
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6860

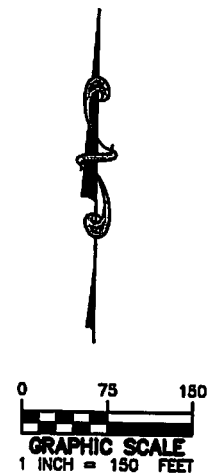
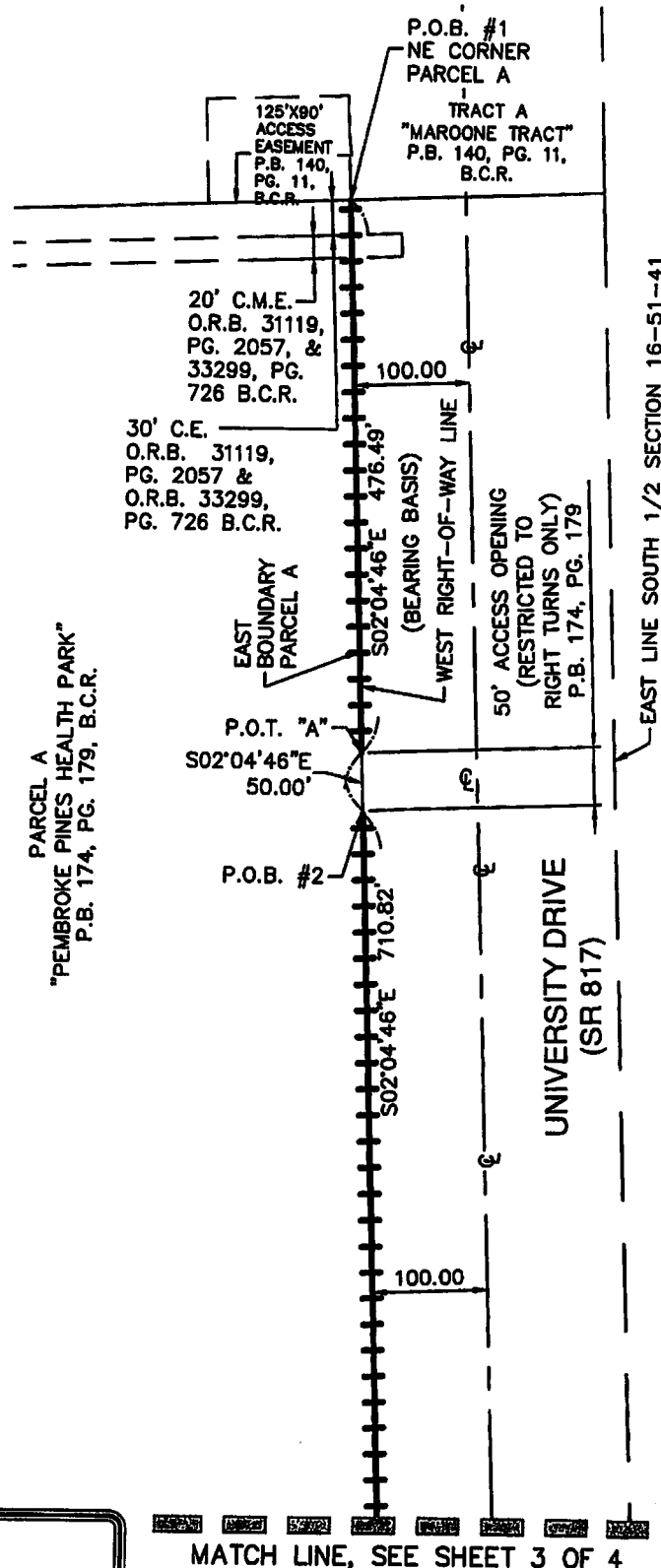
PROJECT NO.
21-00004

FILE NO.
SD-1

W:\PROJECTS\2021\21-00004 CITY OF P PINES MISC SURVEY SERVICES\TASK 18 PINES HEALTH PARK PLAT-NVAL AMENDMENT SKETCHES & DESCS\21-00004_TASK 18_SD1_UNIVERSITY DR_NEW NVAL.DWG 8/1/23 By LP000LS

SHEET 2 OF 4

EXHIBIT "A-1" PROPOSED NON-VEHICULAR ACCESS LINE



MATCH LINE, SEE SHEET 3 OF 4

MILLER LEGG

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Certificate of Authorization L.B. 6680

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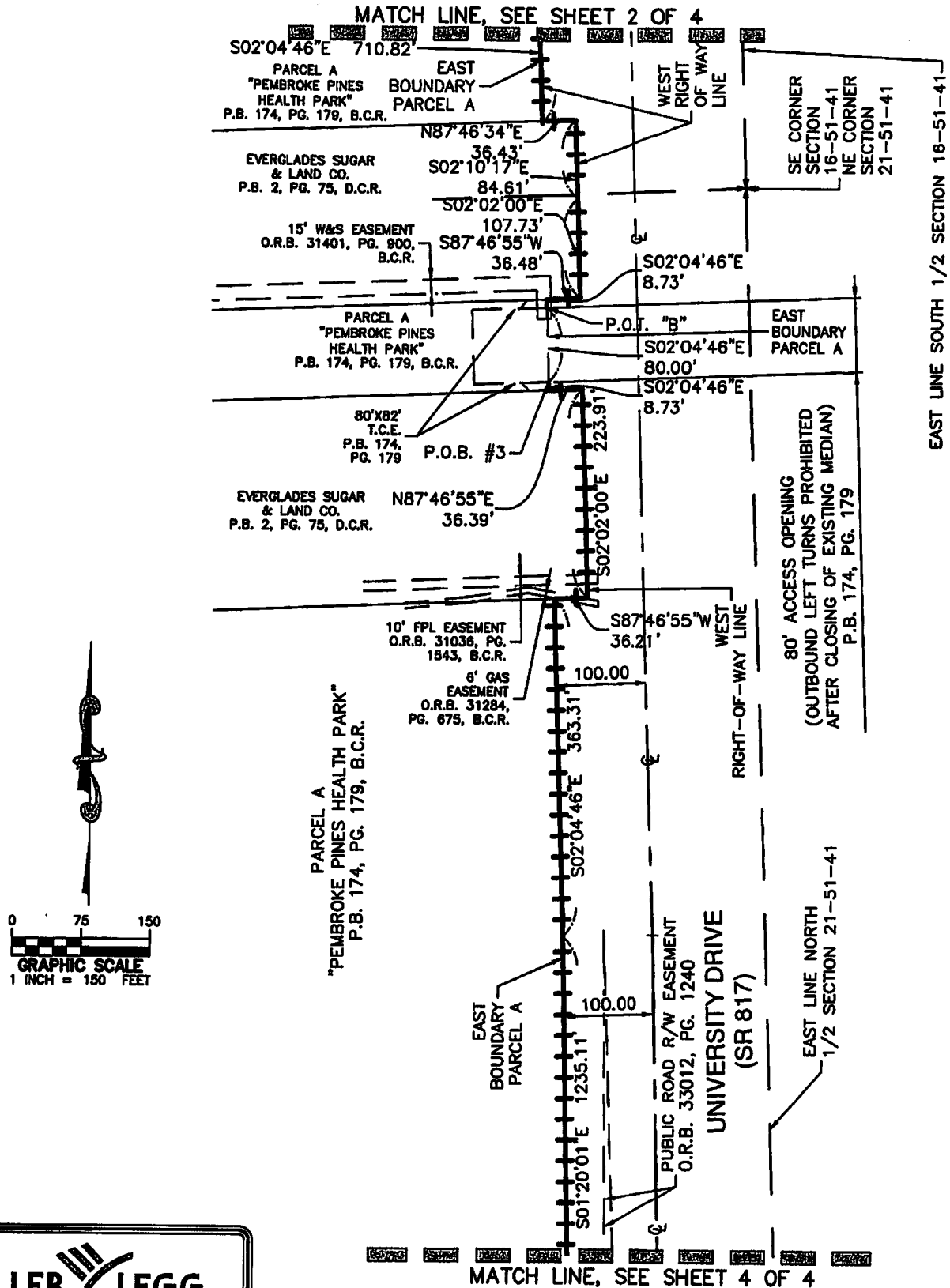
SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-2

SHEET 3 OF 4

EXHIBIT "A-1"
PROPOSED NON-VEHICULAR ACCESS LINE



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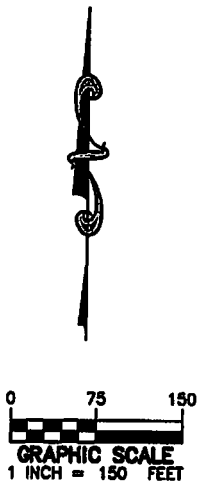
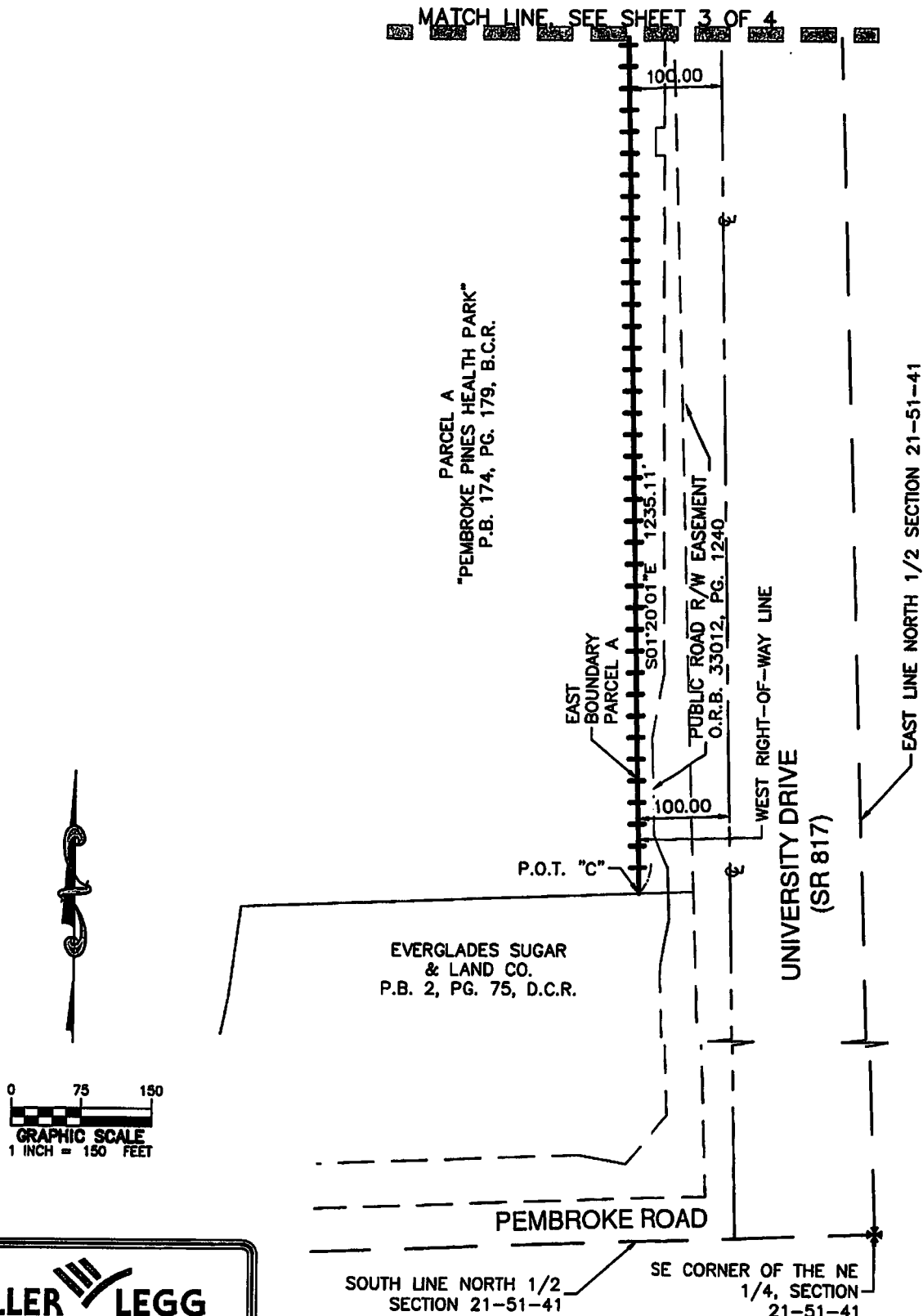
SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3

SHEET 4 OF 4

EXHIBIT "A-1"
PROPOSED NON-VEHICULAR ACCESS LINE



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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-4

EXHIBIT "B"
LEGAL DESCRIPTION
OLD NON-VEHICULAR ACCESS LINE

SHEET 1 OF 4

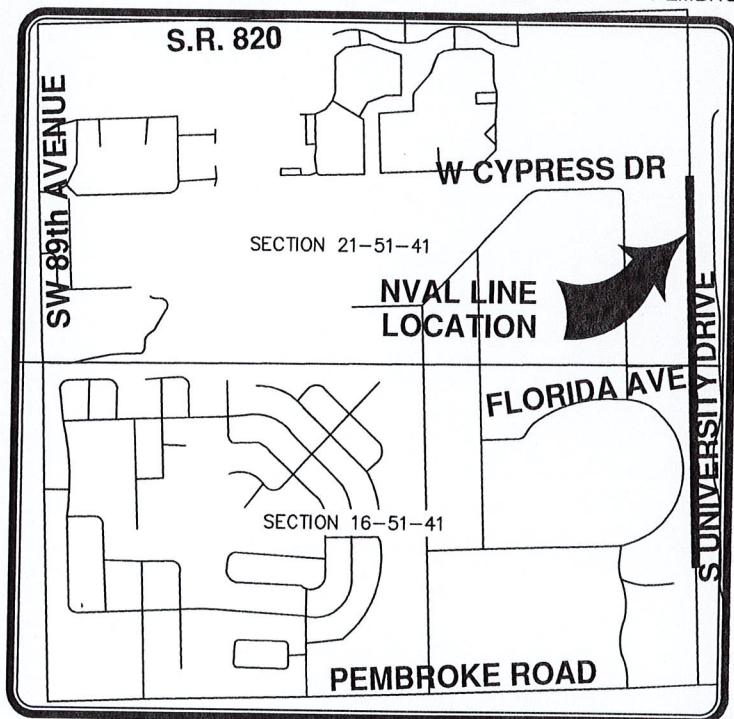
Exhibit 3
Page 10 of 26

DESCRIPTION :

PORTIONS OF THE EAST BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTIONS OF THE WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE (STATE ROAD 817), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL A, ALSO BEING THE POINT OF BEGINNING #1; THENCE ALONG SAID EAST BOUNDARY OF PARCEL A, ALSO BEING SAID WEST RIGHT-OF-WAY LINE OF UNIVERSITY DRIVE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 476.49 FEET TO THE POINT OF TERMINATION "A"; (2) THENCE COMMENCE AT SAID POINT OF TERMINATION "A", SOUTH 02°04'46" EAST 50.00 FEET TO THE POINT OF BEGINNING #2; (3) SOUTH 02°04'46" EAST 710.82 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) NORTH 87°46'34" EAST 36.43 FEET; (2) SOUTH 02°10'17" EAST 84.61 FEET; (3) SOUTH 02°02'00" EAST 107.73 FEET; (4) SOUTH 87°46'55" WEST 36.48 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) SOUTH 02°04'46" EAST 8.73 FEET TO THE POINT OF TERMINATION "B"; THENCE COMMENCE AT SAID POINT OF TERMINATION "B"; (2) CONTINUE SOUTH 02°04'46" EAST 80.00 FEET TO THE POINT OF BEGINNING #3; (3) CONTINUE SOUTH 02°04'46" EAST 8.73 FEET; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) NORTH 87°46'55" EAST 36.39 FEET; (2) SOUTH 02°02'00" EAST 223.91 FEET; (3) SOUTH 87°46'55" WEST 36.21 FEET; THENCE ALONG SAID EAST BOUNDARY ALSO BEING SAID WEST RIGHT-OF-WAY LINE FOR THE NEXT FOUR (4) COURSES: (1) SOUTH 02°04'46" EAST 363.31 FEET; (2) SOUTH 01°20'01" EAST 484.13 FEET TO THE POINT OF TERMINATION "C"; THENCE COMMENCE AT THE AFORESAID POINT OF TERMINATION "C", (3) CONTINUE SOUTH 01°20'01" EAST 80.00 FEET TO THE POINT OF BEGINNING #4; (4) CONTINUE SOUTH 01°20'01" EAST 670.98 FEET TO THE POINT OF TERMINATION "D".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

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T.C.E. - TRAFFIC CONTROL EASEMENT
CL - CENTERLINE
(C) - CALCULATED
(P) - PLAT

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF S02°04'46"E ALONG THE EASTERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2-4 OF 4 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

CITY OF PEMBROKE PINES

No. 5857

MILLER LEGG

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954-436-7000 - Fax: 954-436-3661
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 11th DAY OF APRIL 2023 A.D.

Martin P. Rossi
MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

21-00004

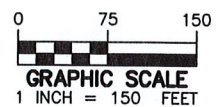
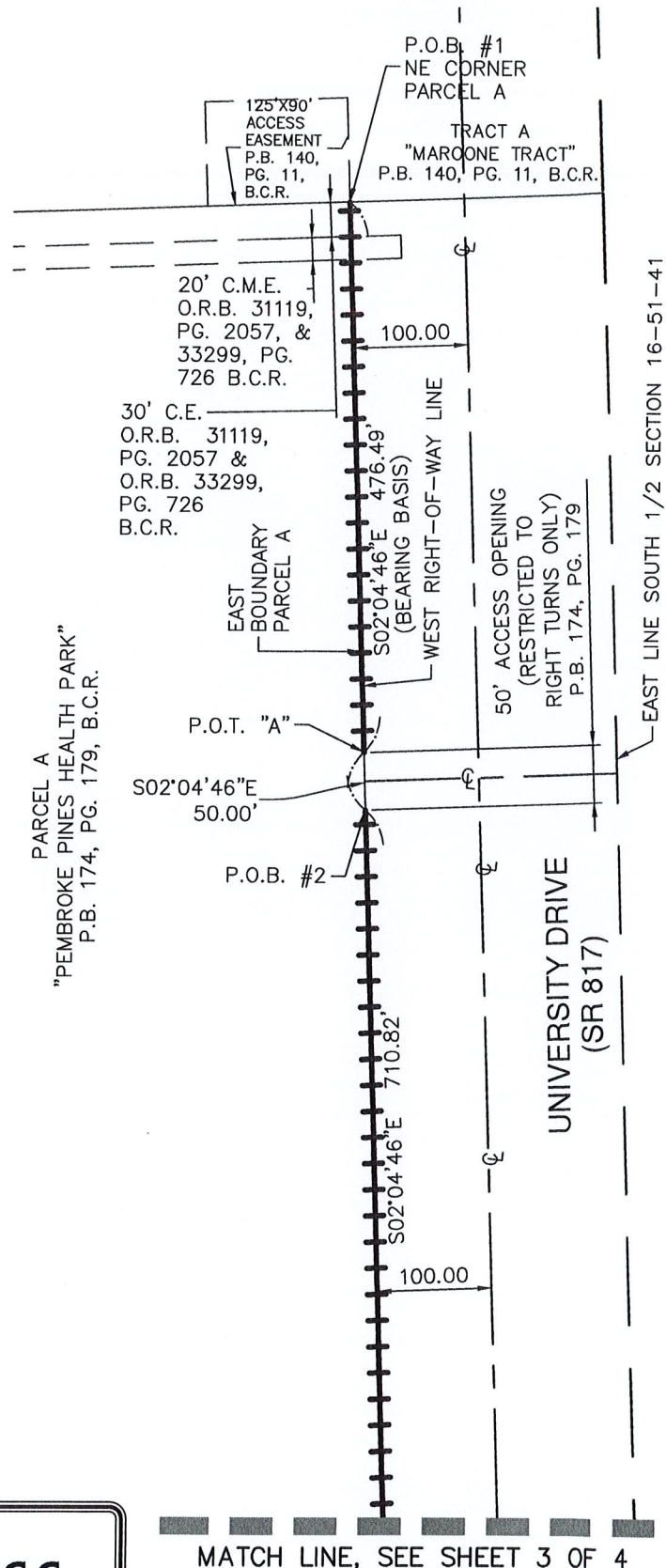
FILE NO.

SD-1

EXHIBIT "B"

OLD NON-VEHICULAR ACCESS LINE

Exhibit 3
Page 11 of 26



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Certificate of Authorization L.B. 6680

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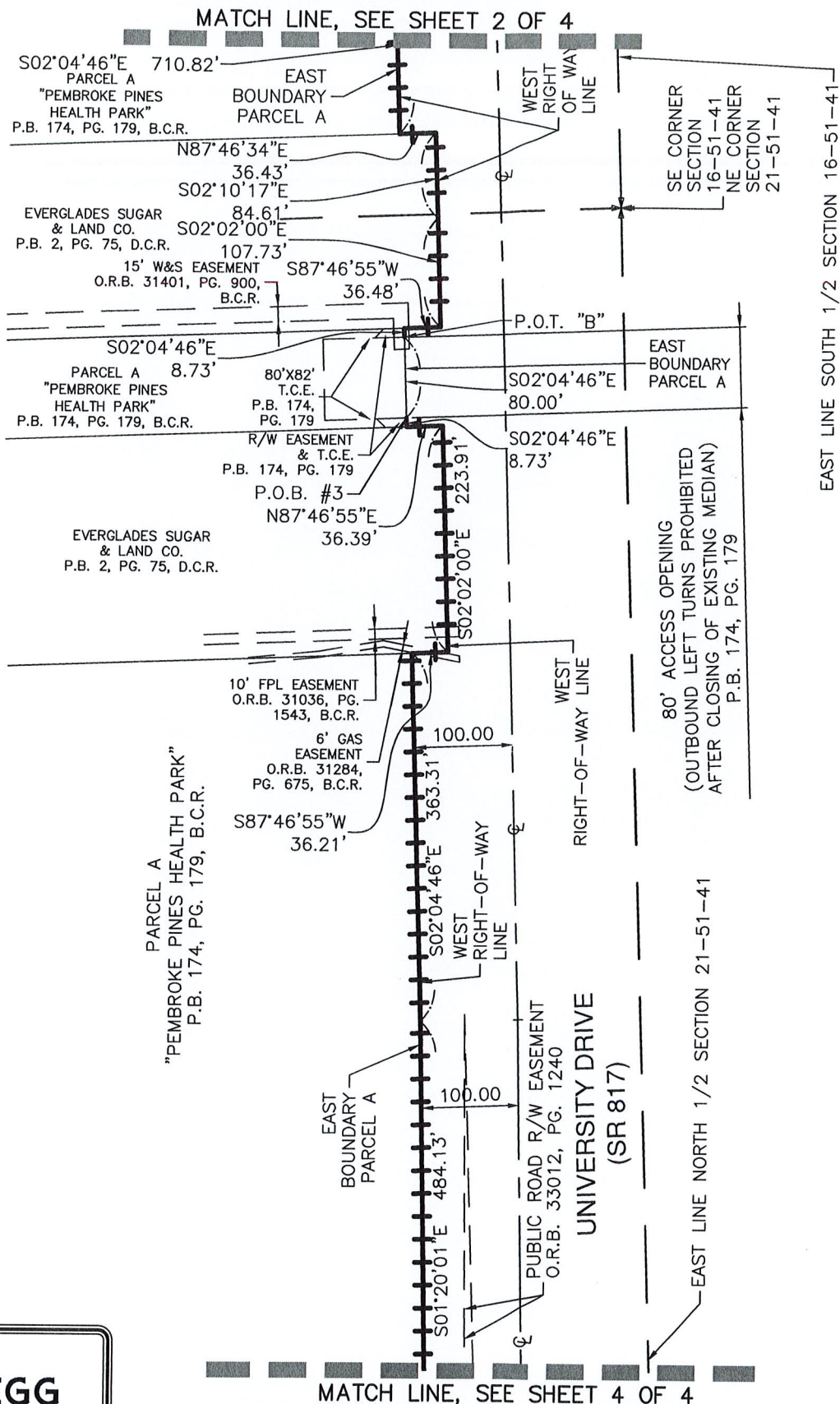
SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-2

EXHIBIT "B"

OLD NON-VEHICULAR ACCESS LINE

 Exhibit 3
 Page 12 of 26

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Certificate of Authorization L.B. 6680

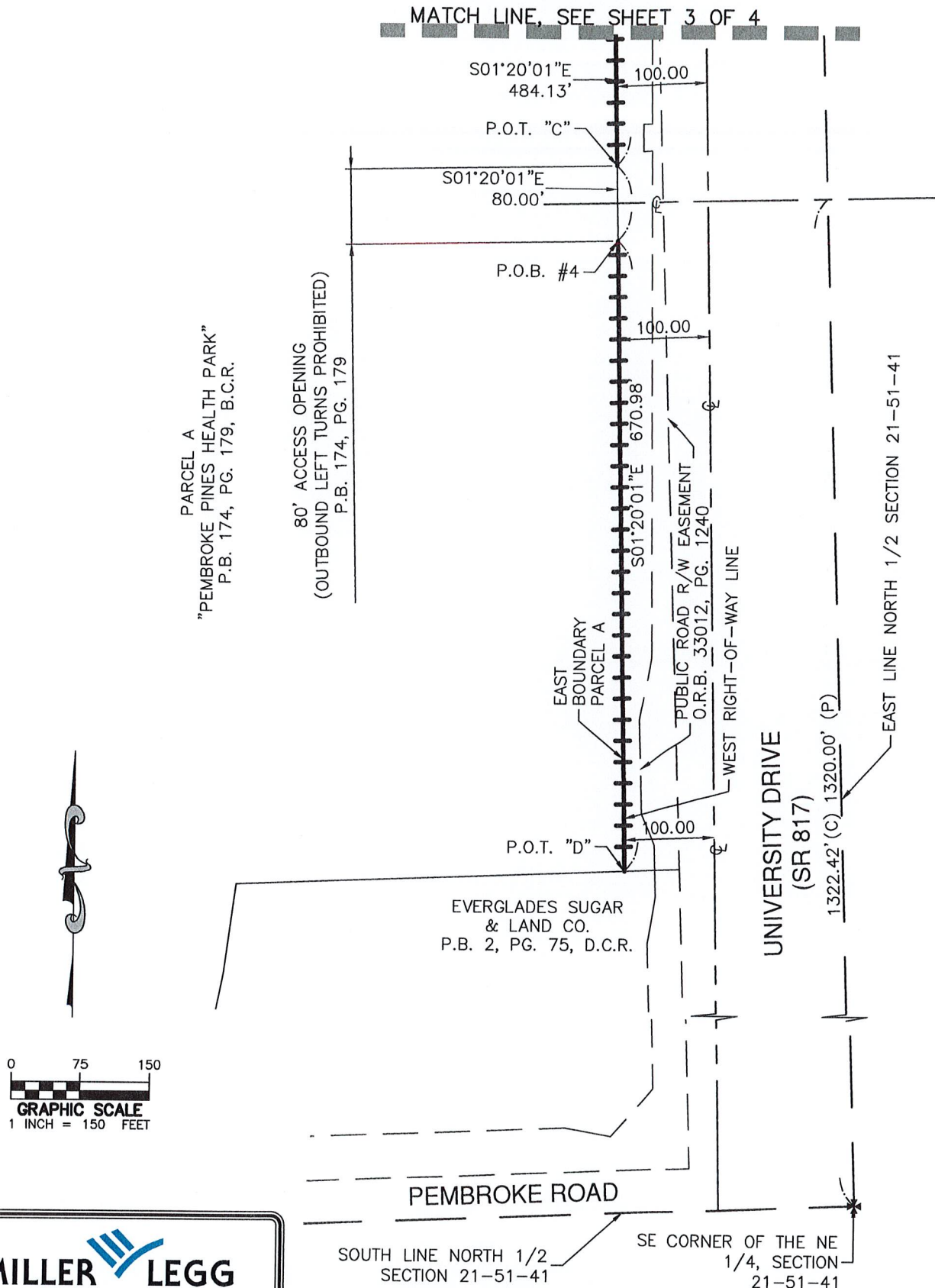
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SKETCH & DESCRIPTION
 PROJECT NO.
 21-00004

 FILE NO.
 SD-3

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE

Exhibit 3
 Page 13 of 26



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SKETCH & DESCRIPTION

PROJECT NO.
 21-00004

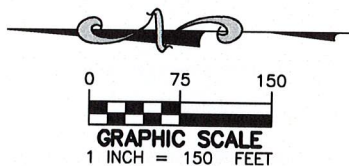
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EXHIBIT "C"

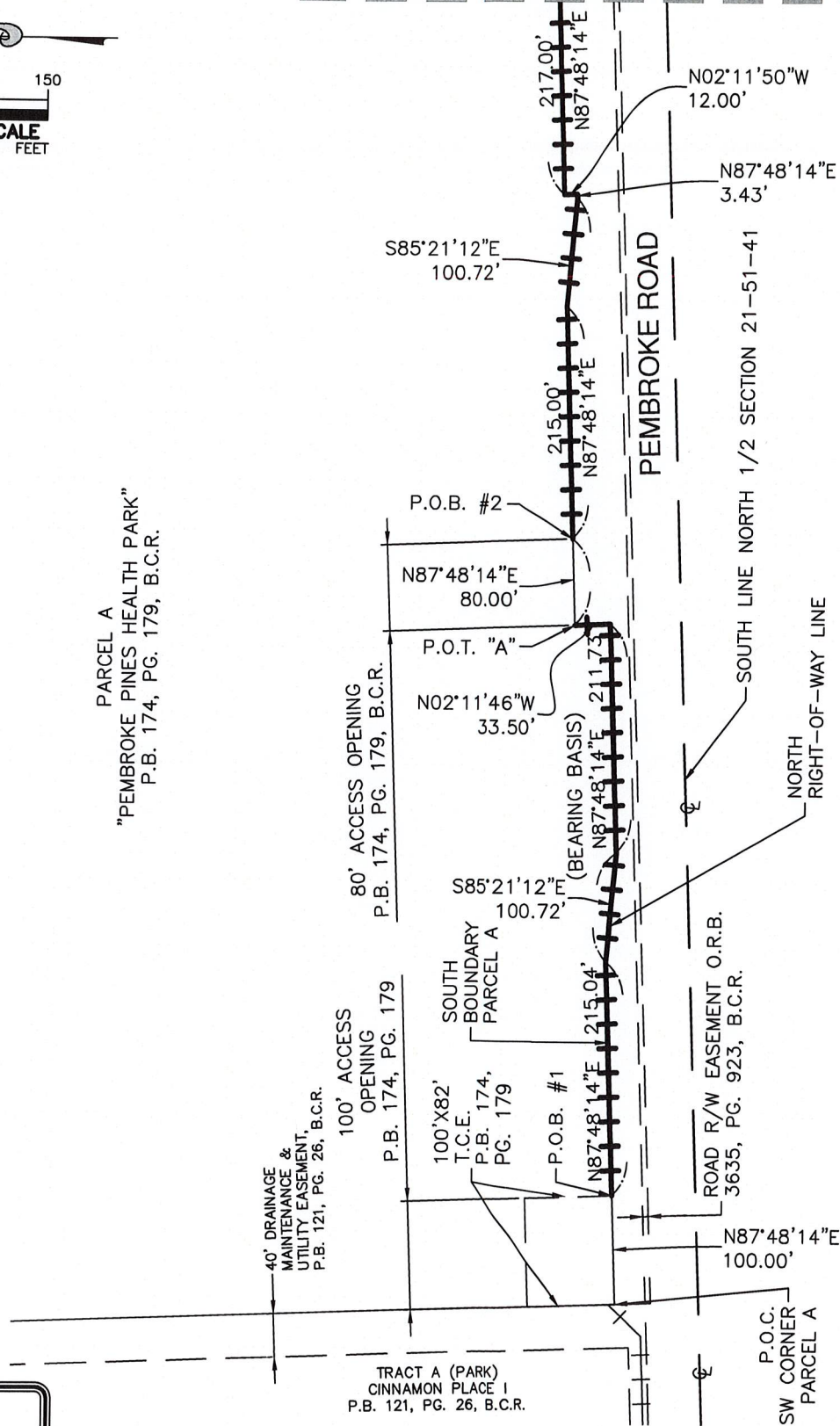
NEW NON-VEHICULAR ACCESS LINE

Exhibit 3
Page 15 of 26

MATCH LINE, SEE SHEET 3



PARCEL A
"PEMBROKE PINES HEALTH PARK"
P.B. 174, PG. 179, B.C.R.



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SKETCH & DESCRIPTION

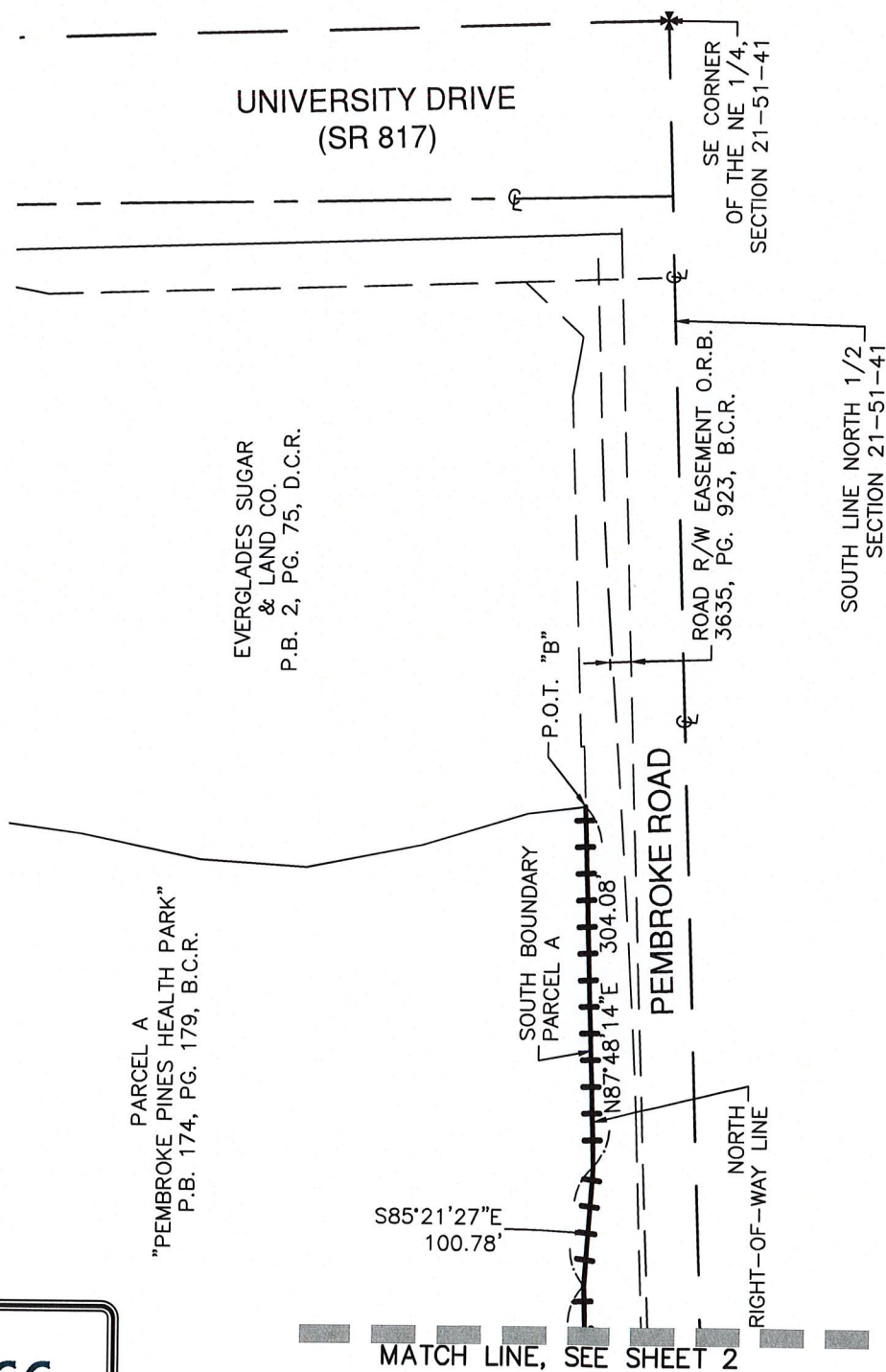
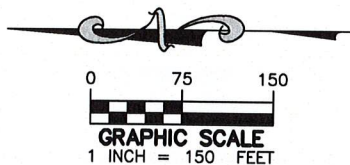
PROJECT NO.
21-00004

FILE NO.
SD-2

EXHIBIT "C"

NEW NON-VEHICULAR ACCESS LINE

Exhibit 3
Page 16 of 26



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SKETCH & DESCRIPTION

PROJECT NO.
21-00004

FILE NO.
SD-3

Pembroke Pines Health Park

PROPOSED NON-VEHICULAR ACCESS LINE

PEMBROKE ROAD –

EXHIBITS A-2 – Legal Description

B - Old NVAL

C - New NVAL

SHEET 1 OF 3

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



SURVEY NOTES:
BEARINGS SHOWN HEREON ARE BASED ON
PLAT BEARING OF N87°48'14"E ALONG THE
SOUTHERLY BOUNDARY OF PARCEL A AS
SHOWN ON "PEMBROKE PINES HEALTH PARK"
(P.B. 174, PG. 179, B.C.R.)

SEE SHEETS 2 & 3 OF 3 FOR SKETCH
THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

CERTIFIED TO:

No. 5857

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Ft. Lauderdale, Florida 33309-2384
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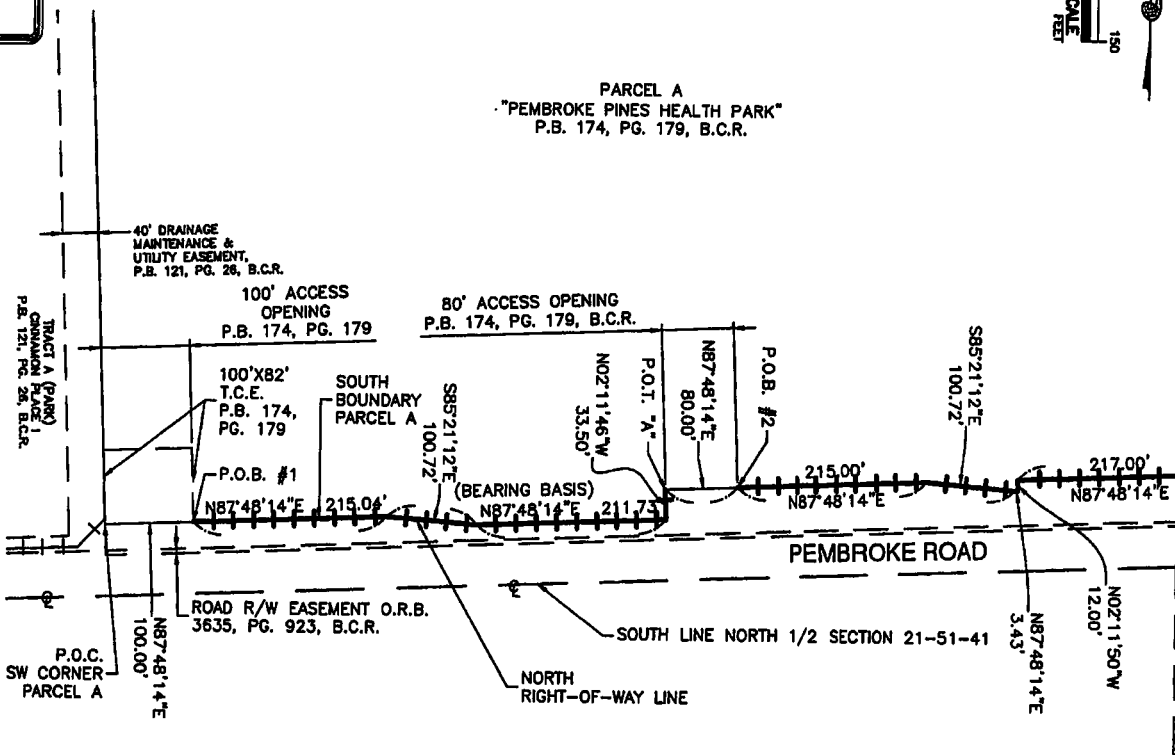
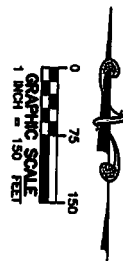
I HEREBY CERTIFY THAT THIS SKETCH MEETS
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SECTION 472.027, FLORIDA STATUTES.
DATED THIS 11th DAY OF APRIL 2023 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: 188680

FILE NO.
SD-1

EXHIBIT "A-2"
PROPOSED NON-VEHICULAR ACCESS LINE

MATCH LINE SEE SHEET 3



**MILLER
LEGG**

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Doral, Florida 33126**

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1-800-1000 • FAX: 202-36-0064
www.mileage.com

www.rtienergy.com

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21-888 600 000 000

0021V21-00004, CITY OF P. P. HAN

U.S. DEPARTMENT OF JUSTICE

Certificate of Authorization L.B. 6680

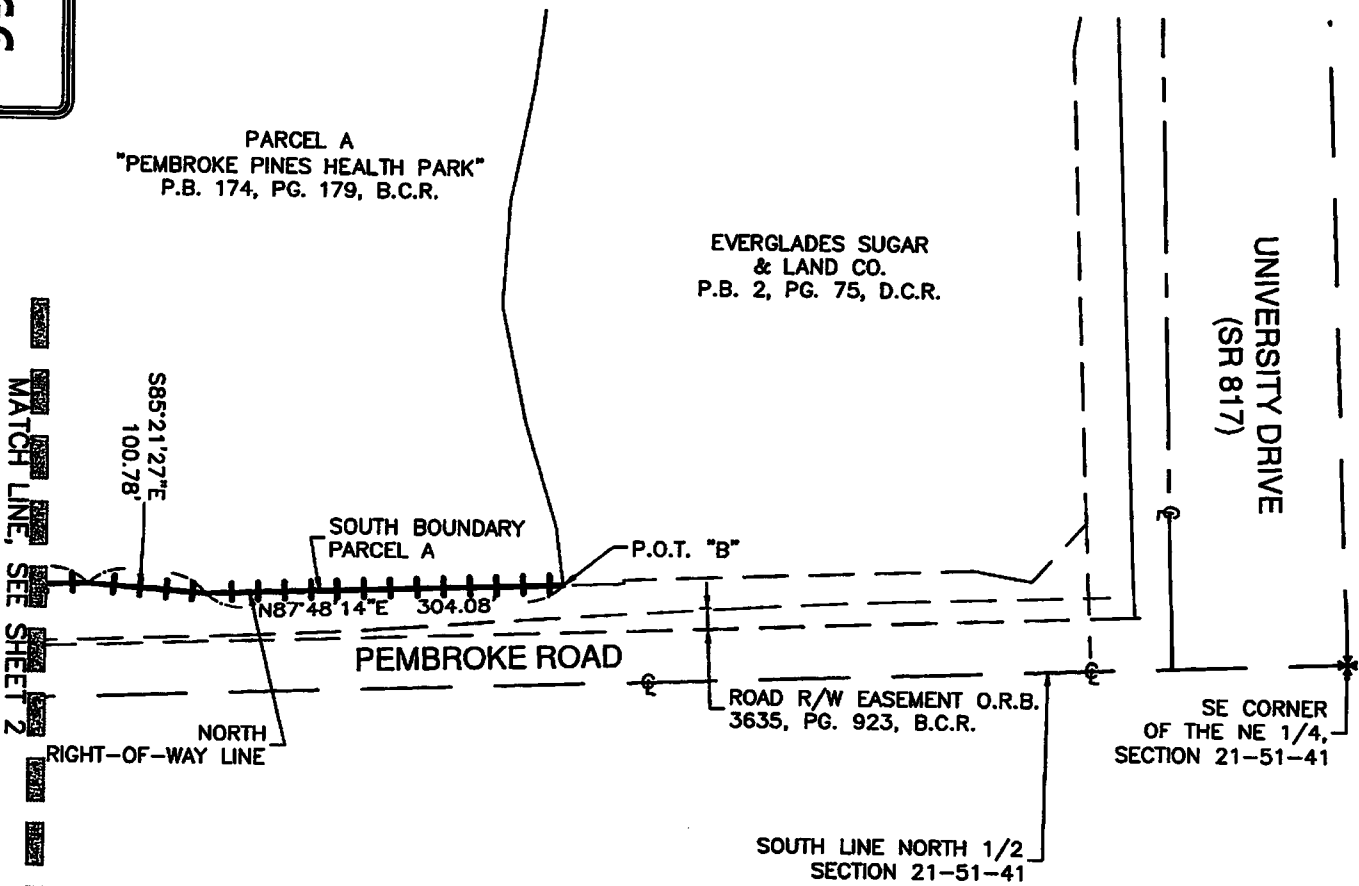
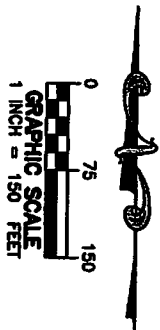
SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

71-000004

SD-2

[illegible]

EXHIBIT "A-2"
PROPOSED NON-VEHICULAR ACCESS LINE

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Certificate of Authorization L.B. 6880

SKETCH & DESCRIPTION

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PROJECT NO.
21-00004

FILE NO.
SD-3

EXHIBIT "B"

LEGAL DESCRIPTION

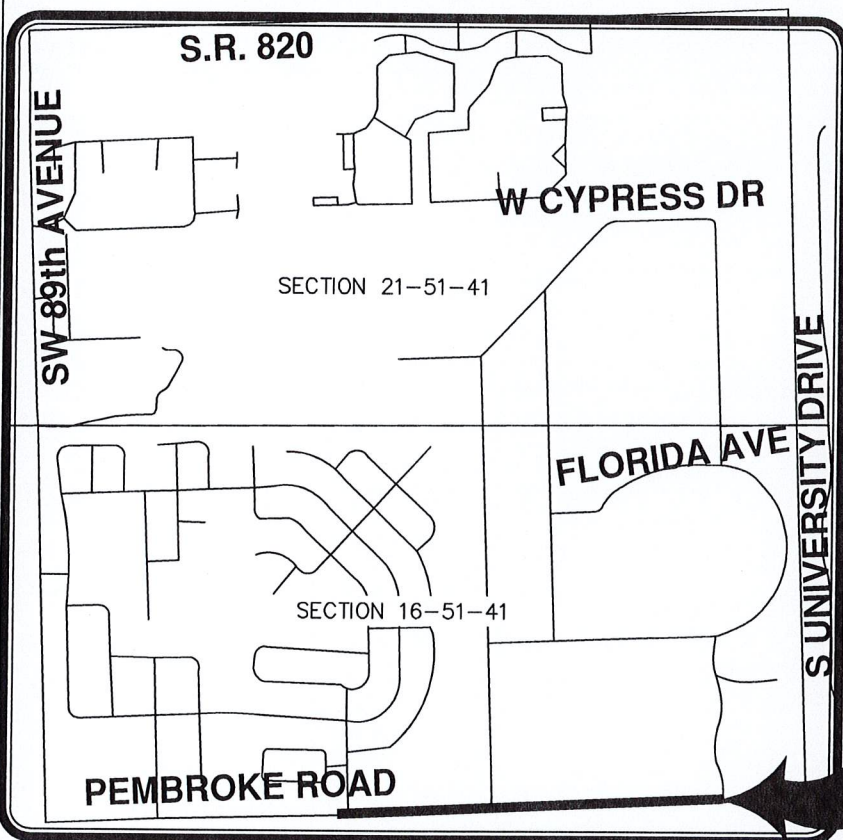
OLD NON-VEHICULAR ACCESS LINE

DESCRIPTION :

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT FOURTEEN (14) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET TO THE POINT OF TERMINATION "B"; COMMENCE SAID POINT OF TERMINATION "B"; (11) THENCE NORTH 87°48'14" EAST 50.00 FEET TO THE POINT OF BEGINNING #3; (12) THENCE CONTINUE NORTH 87°48'14" EAST 167.00 FEET; (13) SOUTH 85°21'27" EAST 100.78 FEET; (14) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "C".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING
 P.O.T. - POINT OF TERMINATION
 P.B. - PLAT BOOK
 PG. - PAGE
 B.C.R. - BROWARD COUNTY RECORDS
 O.R.B. - OFFICIAL RECORDS BOOK
 FPL - FLORIDA POWER & LIGHT COMPANY
 R/W - RIGHT OF WAY
 NVAL - NON-VEHICULAR ACCESS LINE
 W&S - WATER & SEWER
 C.E. - CANAL EASEMENT
 C.M.E. - CANAL MAINTENANCE EASEMENT
 T.C.E. - TRAFFIC CONTROL EASEMENT
 CL - CENTERLINE
 (C) - CALCULATED
 (P) - PLAT

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

NVAL LINE LOCATION

TOWNSHIP 51S - RANGE 41E - SECTION 16

LOCATION MAP
 N.T.S.

SKETCH & DESCRIPTION

SEE SHEETS 2 & 3 OF 3 FOR SKETCH

THIS SKETCH DOES NOT
 REPRESENT A BOUNDARY SURVEY

CERTIFIED TO:

CITY OF PEMBROKE PINES

No. 5857

MILLER LEGG

South Florida Office: 5725 N. Andrews Way
 Ft. Lauderdale, Florida 33309-2386
 954-436-7000 • Fax: 954-466-8661
 www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
 DATED THIS 11th DAY OF APRIL 2023 A.D.

Martin P. Rossi
 MARTIN P. ROSSI

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION No. 5857
 VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

21-00004

FILE NO.

SD-1

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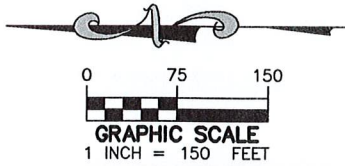
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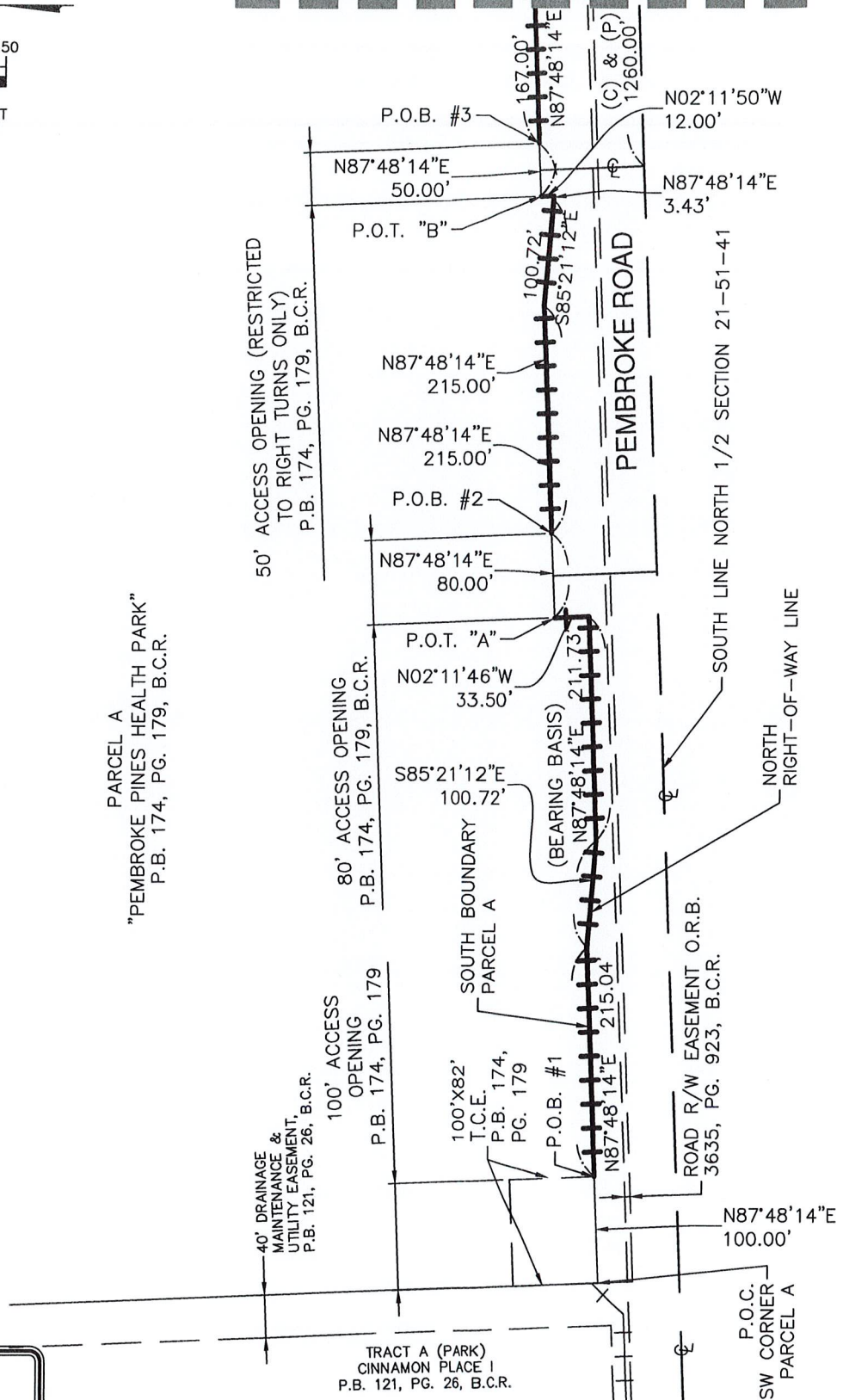
MR

SHEET 2 OF 3

EXHIBIT "B"
OLD NON-VEHICULAR ACCESS LINE



MATCH LINE, SEE SHEET 3



MILLER LEGG

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Certificate of Authorization L.B. 6680

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SKETCH & DESCRIPTION

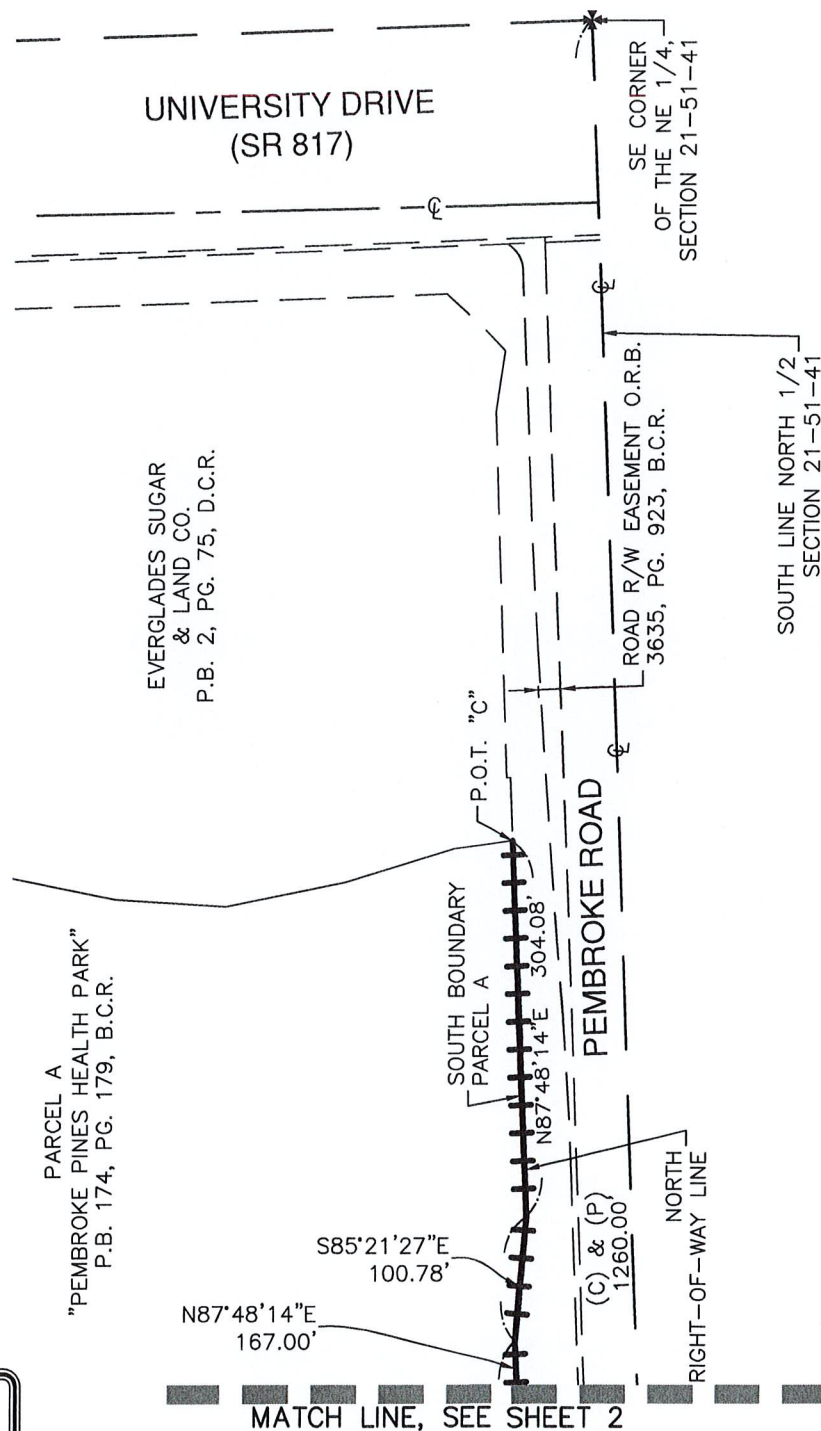
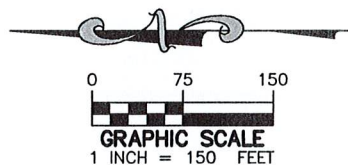
PROJECT NO.
21-00004

FILE NO.
SD-2

SHEET 3 OF 3

EXHIBIT "B"

OLD NON-VEHICULAR ACCESS LINE



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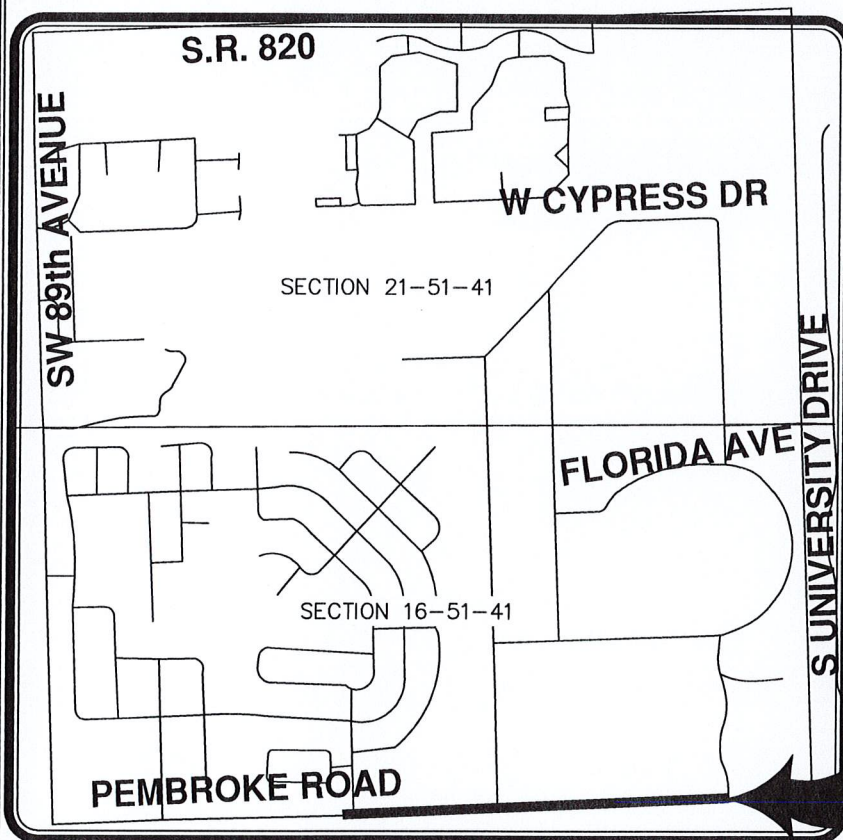
EXHIBIT "C"
LEGAL DESCRIPTION
NEW NON-VEHICULAR ACCESS LINE

DESCRIPTION :

PORTIONS OF THE SOUTH BOUNDARY OF PARCEL A OF PEMBROKE PINES HEALTH PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGE 179 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PEMBROKE ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE ALONG SAID SOUTH BOUNDARY AND SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT THIRTEEN (13) COURSES: (1) NORTH 87°48'14" EAST 100.00 FEET TO THE POINT OF BEGINNING #1; (2) THENCE CONTINUE NORTH 87°48'14" EAST 215.04 FEET; (3) SOUTH 85°21'12" EAST 100.72 FEET; (4) NORTH 87°48'14" EAST 211.73 FEET; (5) NORTH 02°11'46" WEST 33.50 FEET TO THE POINT OF TERMINATION "A"; COMMENCE AT SAID POINT OF TERMINATION "A"; (6) NORTH 87°48'14" EAST 80.00 FEET TO THE POINT OF BEGINNING #2; (7) THENCE CONTINUE NORTH 87°48'14" EAST 215.00 FEET; (8) SOUTH 85°21'12" EAST 100.72 FEET; (9) NORTH 87°48'14" EAST 3.43 FEET; (10) NORTH 02°11'50" WEST 12.00 FEET; (11) NORTH 87°48'14" EAST 217.00 FEET; (12) SOUTH 85°21'27" EAST 100.78 FEET; (13) NORTH 87°48'14" EAST 304.08 FEET TO THE POINT OF TERMINATION "B".

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



TOWNSHIP 51S-RANGE 41E-SECTION 16

LOCATION MAP

N.T.S.

ABBREVIATIONS:

P.O.B. - POINT OF BEGINNING
P.O.T. - POINT OF TERMINATION
P.B. - PLAT BOOK
PG. - PAGE
B.C.R. - BROWARD COUNTY RECORDS
O.R.B. - OFFICIAL RECORDS BOOK
FPL - FLORIDA POWER & LIGHT COMPANY
R/W - RIGHT OF WAY
NAL - NON-VEHICULAR ACCESS LINE
W&S - WATER & SEWER
C.E. - CANAL EASEMENT
C.M.E. - CANAL MAINTENANCE EASEMENT
T.C.E. - TRAFFIC CONTROL EASEMENT
C - CENTERLINE

SURVEY NOTES:

BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF N87°48'14"E ALONG THE SOUTHERLY BOUNDARY OF PARCEL A AS SHOWN ON "PEMBROKE PINES HEALTH PARK" (P.B. 174, PG. 179, B.C.R.)

NAL LINE
LOCATION

SEE SHEETS 2 & 3 OF 3 FOR SKETCH

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

CERTIFIED TO:

CITY OF PEMBROKE PINES

No. 5857

MILLER LEGG

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PROJECT NO.

21-00004

FILE NO.

SD-1

DRAWN BY:

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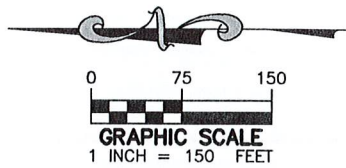
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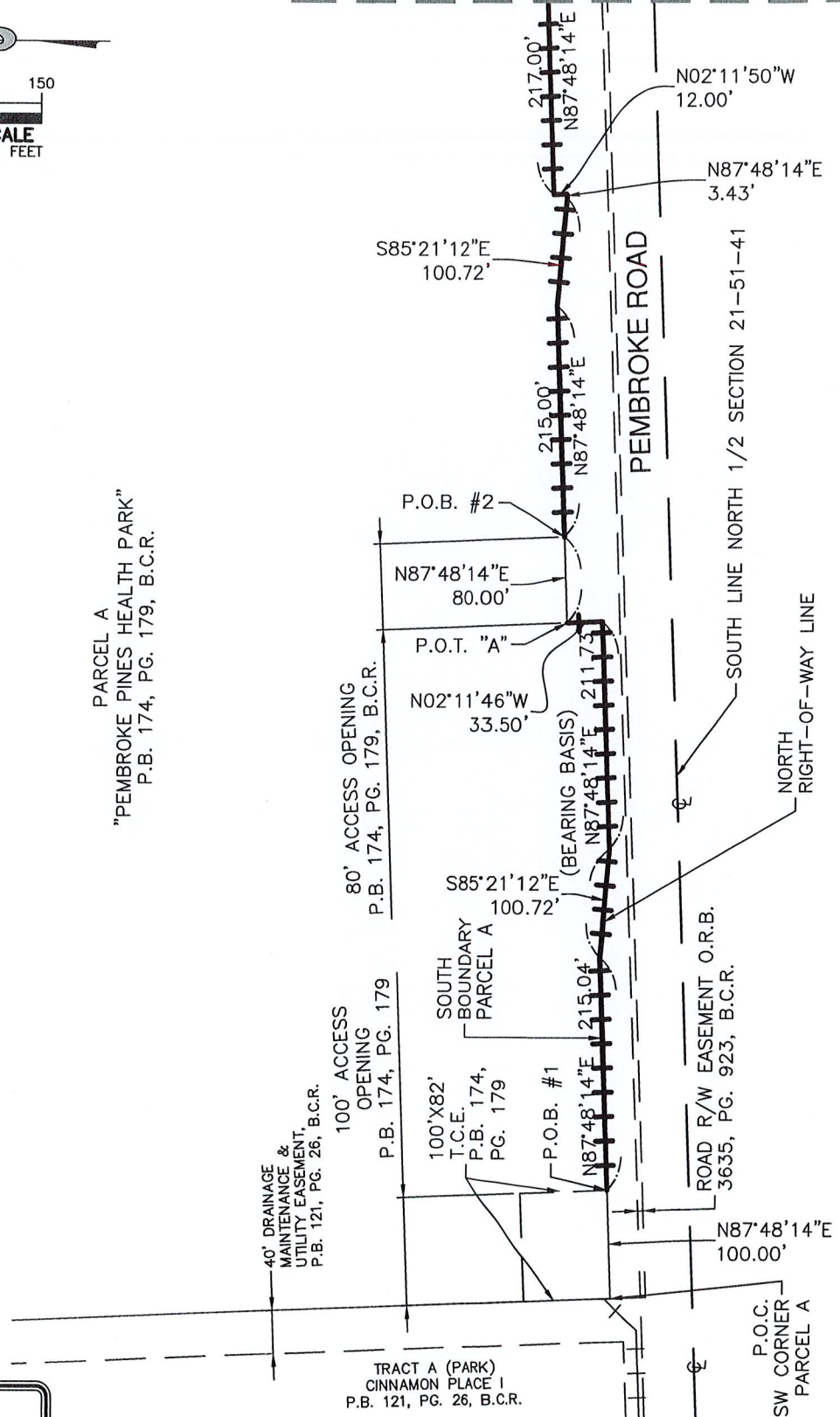
SHEET 2 OF 3

EXHIBIT "C"
NEW NON-VEHICULAR ACCESS LINE

MATCH LINE, SEE SHEET 3



PARCEL A
"PEMBROKE PINES HEALTH PARK"
P.B. 174, PG. 179, B.C.R.



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SKETCH & DESCRIPTION

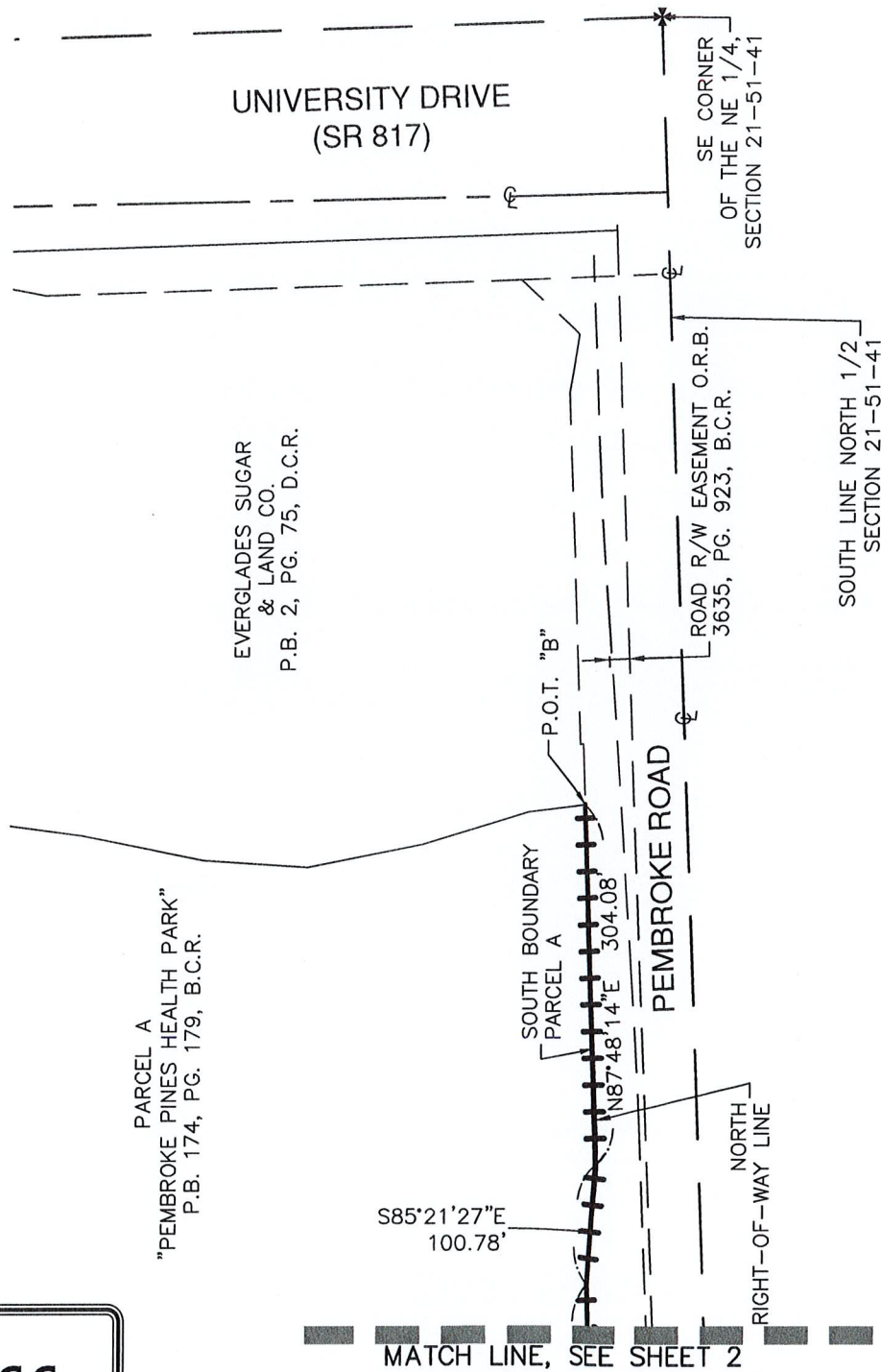
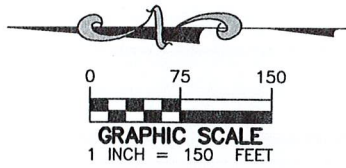
PROJECT NO.
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FILE NO.
SD-2

SHEET 3 OF 3

EXHIBIT "C"

NEW NON-VEHICULAR ACCESS LINE



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